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SCOPE OF WORK

25X1A6a A. General. Design and construct a two storey concrete and masonry structure [REDACTED] to serve as a combined office and special use building [REDACTED]. Gross building areas are approximately 8,220 square feet on the ground floor and 8,610 square feet on the second level of the building and approximately 1,100 square feet of covered area, including a walk way and protection for emergency power and air conditioning equipment. The covered walkway will connect the existing warehouse at the above-named facility with the proposed new structure described generally herein and as shown on the proposed layout sketches which are included as a part of the scope of work for this project.

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B. Site Work. A limited amount of civil works is required; site work is limited to a small amount of fill, finish grading and paving for parking area for approximately 50 vehicles. Site work may include some perimeter fencing for the new structure.

C. Architectural/Structural.

1. Generally: The proposed building is to be designed generally for office occupancy with associated special work spaces and minor storage and shall minimally be equal to type 2A BOCA construction with the exception of vaulted areas which shall be of 8" minimum reinforced concrete per attached Appendix C. Generally, a concrete frame building with concrete masonry exterior walls is envisioned. Construct two fire egress stairs, one of which provides egress to roof.

2. The building design shall incorporate energy saving features; coordinate architectural and electro/mechanical systems design to optimise for long term considerations (i.e., energy savings, initial construction costs, and maintenance/operational costs, etc.). In addition to roof and wall insulation and tinted glass in windows, the use of overhangs and external sun shielding is encouraged.

3. Building Elements.

a. Structure: Reinforced concrete frame. First floor slab on grade. Second floor framed slab live load 100 psf unless noted otherwise on plans. Roof reinforced concrete.

b. Exterior Walls: Exposed concrete and concrete masonry units treated with waterproof finish.

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c. Windows: Fixed metal sash, tinted glass where not shielded from sun. Intrusion alarm tape.

d. Interior Partitions: Generally, gypsum wallboard ceiling height, minimum STC35, STC 45 where noted.

e. Ceilings: Generally, totally accessible acoustic tile; NRC range .65 to .80, STC35, reflectance 75 percent. Light tight ceilings in dark rooms.

f. Floors: Concrete with appropriate finish for function of space.

g. Interior Finishes: See proposed schedule Appendix A.

h. Doors: See proposed schedule Appendix B. Conform to NFPA and applicable code requirements.

i. Built-in Equipment: Photo sinks; kitchen type cabinets with plastic laminate tops; scientific lab type cabinets with epoxy resin tops. See notes on drawings.

D. Mechanical Systems.

1. Provide central air-conditioning for both floors. Internal heat loads generated by equipment are indicated on floor plan. See E1 below for emergency power requirements. Because of limited opening size permitted in vault area, suggest use of chilled water system.

2. Provide plastic drainage lines for wet work areas.

E. Electrical Systems.

1. Certain areas in the building, to be designated at a later date during design, will require emergency power. Power to these areas shall be supplied from special panels capable of receiving electrical supply either from the local commercial source or from a diesel electric set which shall be furnished by the U. S. Government. Investigate feasibility of separate air-conditioning system for areas requiring emergency power to reduce emergency electrical load, otherwise entire air-conditioning system must receive emergency power.

2. Lighting levels shall be in accordance with GSA requirements, except where noted on attached drawings.

3. A security alarm system shall be provided for the vault area in accordance with Appendix C, C3c of this scope of work, and item H of Appendix B. All security alarm systems shall terminate in an alarm console to be located in Room 101.

SECRET

4. Fire detection systems shall be provided as required.
5. See floor plans for indication of power and telephone requirements.

SECRET